

**IVINS CITY  
PLANNING COMMISSION  
MINUTES  
August 30, 2016  
435-628-0606**

**1) WELCOME AND CALL TO ORDER**

**CHAIRMAN AND COMMISSIONERS:** The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Mike Scott, Commissioner Bryan Pack, and Commissioner Lance Anderson.

**Staff Attending:** Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

**Audience Attending:** Claudette Larsen and Delores Osborn.

**A. Acknowledgement of Quorum**

**B. Flag Salute--Commissioner Mike Scott**

**C. Invocation--Commissioner Bryan Pack**

**D. Disclosures--Commissioner Lance Anderson stated he has final plats for Taviawk on the Agenda. No other conflicts.**

**2) REPORTS AND PRESENTATIONS--None**

**3) BUSINESS LICENSES -None**

**4) PUBLIC HEARING AND ACTION ITEMS--None**

**5) DISCUSSION AND POTENTIAL ACTION ITEMS**

**A. Discuss and consider approval of Final Plat for Taviawk XI-N, located approximately 800 N. Talasi Drive, Kayenta Development-Owner. Lance Anderson-Applicant.**

**Kevin Rudd** stated that this is in Phase 11 and is a single lot. TRC has reviewed this plat and it complies with the preliminary plan. Staff brings this forward with a recommendation for approval.

**MOTION: Commissioner Bryan Pack moved to approve Final Plat for Taviawk XI-N, located approximately 800 N. Talasi Drive, Kayenta Development-Owner. Lance Anderson-Applicant.**

**SECOND: Commissioner Adel Murphy**

**VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	ABSENT

**B. Discuss and consider approval of Final Plat for Taviawk IX-O, located approximately 800 W. Wicasa Way, Kayenta Development-Owner. Lance Anderson-Applicant.**

**Kevin Rudd** stated TRC has reviewed this and these lots have some no-build areas to keep homes away from the slope where they back onto the Kayenta washes. This complies with the preliminary plan and bring it forward with a recommendation for approval.

**MOTION: Commissioner Bryan Pack moved to approve Final Plat for Taviawk IX-O, located approximately 800 W. Wicasa Way, Kayenta Development-Owner. Lance**

1 **Anderson-Applicant.**

2 **SECOND: Commissioner Mike Scott**

3 **VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	ABSENT

4 **C. Discuss and Review possible locations for High Density Zoning.**

5 **Commissioner Mike Scott** stated that the handout that the Planning Commission received labels  
6 the blocks as part of 1, 5, and 9 and the vacant lots within them. They have photos of the  
7 adjoining and surrounding properties and the streets to give us an idea of what is surrounding  
8 them. **Commissioner Lance Anderson** arrived and disclosed that he has conflicts with the  
9 Taviawk final plats on the agenda. **Kevin Rudd** stated that Lot 1 is a 100 foot lot and is around  
10 12,200 sq feet. Lot 5 is 24,800 sq feet and it has a building permit application for a single family  
11 dwelling. Lot 9 have two old township lots and with the leftover right-of-way they could obtain,  
12 they could be about an acre. Those were the blocks that Commissioner Mike Scott wanted to  
13 discuss tonight. **Commissioner Mike Scott** stated that since the lot on Block 5 is going to be a  
14 single family home, so we can ignore that one located on 100 West and 300 North. **Kevin**  
15 **Rudd** stated that the next one is 200 West and 300 North, on the Northeast  
16 corner. **Commissioner Mike Scott** stated that the number on the map correlates with the photos  
17 of the homes surrounding the vacant lots to give a sense of what is there. Then we can look at the  
18 options for each lot to help decide if we should do two single family homes, or townhomes,  
19 etc. **Kevin Rudd** stated across the street is a manufactured home, and a 1200 square foot stick-  
20 built home with a garage. **Commissioner Bryan Pack** inquired if this area is appropriate for  
21 townhomes, or maybe the twin-home concept is more appropriate. **Kevin Rudd** stated if the  
22 Planning Commission chose to change to high density residential and then deemed it a good  
23 place for a duplex, if the property owner agrees to it, when a developer comes in that is what  
24 they could build. We currently have an R-2-6 Zone which is a duplex on a 6000 square foot lot,  
25 but we have never had anyone apply for that. This next lot is 12000 and two duplexes on the  
26 property would be pretty tight. The one located across the street and to the south used to be a  
27 duplex and we recognize it as such. **Commissioner Bryan Pack** stated he would be okay with a  
28 duplex there if it blends in. **Kevin Rudd** stated also a twin-home zone which we'd have to create  
29 first. We could do design guidelines to limit it to a single story and two car garage. **Chairman**  
30 **Jeff Loris** stated on the corner lot, if you put two homes on there, to blend with houses  
31 surrounding it would need to be set off the street a bit. **Commissioner Lance Anderson** inquired  
32 what if they include an existing ROW. **Kevin Rudd** stated that they would possibly have to  
33 custom build to fit on this property. On Block 12 is a duplex on a small lot and it works. They  
34 have garages. There is no reason why we couldn't put a duplex there. **Commissioner Adel**  
35 **Murphy** inquired if the duplex zone currently has to have garages. **Kevin Rudd** stated he  
36 doesn't believe so. **Commissioner Adel Murphy** stated she likes the twin-home zone because of  
37 garages. **Kevin Rudd** stated that the closest you can go is 5 feet for fire code without a fire  
38 wall. **Chairman Jeff Loris** stated that Block 9 is in the middle of the street. These are similar to  
39 Robert Ences. **Kevin Rudd** stated this property would require 6-7 different property owners to  
40 cooperate. If we approach this as high density we will not have this type of property anywhere.  
He inquired if the Planning Commission would rather leave the old township alone. If we think

1 it's a good idea, we could change the land use only and not the zoning. These two lots are  
2 currently zoned RE-12.5. 12,500 square feet medium density residential. So the lowest they  
3 could ask for is 7500 and up to 4 lots there. **Commissioner Adel Murphy** stated they are both  
4 an acre. **Commissioner Mike Scott** stated that under the current zone it appears it is impractical  
5 to for the land owner to utilize it to its best extent. **Chairman Jeff Loris** inquired if they could  
6 have a shared driveway access. **Kevin Rudd** stated we'd have to create a shared driveway and  
7 not consider it a street. They would have to set up an HOA in order to maintain it and enough  
8 room in there to provide a turnaround. The question is if building four homes and building a road  
9 would the numbers crunch? **Chairman Jeff Loris** inquired yes would it be beneficial to do  
10 it? **Commissioner Lance Anderson** stated if it is for rentals then yes. but if they are building for  
11 a family member then no. **Chairman Mike Scott** stated so if it is on a corner lot, leave it as-is,  
12 but on those four inner blocks with the middle of the street, then we can work on  
13 them. **Commissioner Adel Murphy** stated she thinks we should add the twin-home zone and a  
14 neighbor would be more cohesive to that idea. It would blend in better. A duplex is two units  
15 without a garage. A twin-home looks more like a home. **Kevin Rudd** stated that if we define  
16 duplexes as rentals with carports on the end, and twin-homes with attached single family  
17 dwellings with two-car attached garages. **Chairman Jeff Loris** stated we should look at doing a  
18 twin-home zoning ordinance. **Kevin Rudd** stated yes or possibly a R-1-5 Single  
19 Family. **Chairman Jeff Loris** stated the street has to be 150 feet and a shared access without the  
20 turn-around. **Commissioner Lance Anderson** inquired on a R-1-5 zone can they share an access  
21 now? **Kevin Rudd** stated it needs to be a shared driveway access and not a street. So we need to  
22 look at a way to create a shared access driveway that goes in and look at small single family  
23 dwellings rather than twin-homes. **Chairman Jeff Loris** instructed Kevin Rudd to come up with  
24 a twin-home zone document for them to review. **Kevin Rudd** stated that doing a twin-home zone  
25 is a better choice for adjoining property owners, but they will still not be happy with  
26 it. **Commissioner Adel Murphy** stated that people get nervous about the word high density but  
27 we still have a say and can approve or disapprove of a plan. **Kevin Rudd** stated that currently we  
28 have a cross-hatch historic township overlay. We could create some uses in the overlay. We  
29 could do an overlay infill zone or uses and criteria in that zone. If we create a twin-home overlay  
30 use in that for the manufactured areas to buy two lots and do some twin-homes and clean that  
31 zone up. **Commissioner Bryan Pack** stated we could name it infill zone. **Kevin Rudd** stated we  
32 don't want to end up with big flaglots. **Commissioner Lance Anderson** stated that it shouldn't  
33 be just infill areas though. There should be an overlay area that could be applied for when the  
34 time comes. **Commissioner Adel Murphy** stated that we might want to do it in the historic area  
35 first. **Commissioner Lance Anderson** stated that we should make it citywide, not just the  
36 historic area. **Kevin Rudd** stated If we did it citywide we would just do a zone available in high  
37 density residential. We are able to justify doing the historic township area, they are blighted  
38 areas or need infill development and we are trying to encourage those property owners to  
39 improve that area. **Commissioner Lance Anderson** stated that Norm's Red Mountain Storage  
40 across the street could come in for twin-homes or high density residential and get bombarded  
41 with this same conversation. We are trying to make people feel comfortable with the  
42 idea. **Commissioner Adel Murphy** stated we could do two tiers of high density that is condos  
43 and apartments in one and a second tier that would have twin-homes, duplexes. **Kevin**  
44 **Rudd** stated we could say three units or more. **Commissioner Lance Anderson** stated exactly.  
45 One more tier in the land use. **Kevin Rudd** stated we should look at creating some uses in the

1 overlay. They could also limit them to single story homes. He stated he got the twin-home idea  
2 from his trips to Anchorage Alaska. They have some really nice homes there.

**D. Discuss and consider approval of the Ivins City Planning Commission minutes for August 16, 2016.**

3 **MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning**  
4 **Commission minutes for August 16, 2016.**

5 **SECOND: Commissioner Mike Scott**

6 **VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE

**6) REPORTS--None.**

**A. Planning Commission**

**B. Chairman**

**C. Building & Zoning Administrator, Kevin Rudd**

**D. City Attorney, Dale Coulam**

**E. Items to be placed on future agendas**

**7) ADJOURNMENT**

11 **MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT**

12 **SECOND: Commissioner Bryan Pack**

13 **VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE